

**P9. Erection of 96 Dwellinghouses, 16 Flatted Dwellinghouses Formation of Access, Open Space, SUDS, Landscaping and Related Infrastructure at Land to The South West of Tappernail Farm, Reddingmuirhead for Persimmon Homes (East Scotland) - P/16/0706/FUL (Continuation)**

With reference to Minutes of Meetings of the Planning Committee held on 23 February and 22 March 2017 (Paragraphs P116 and P148 refer), Committee (a) gave further consideration to reports to those meetings by the Director of Development Services; and (b) considered an additional report by the said Director on an application for full planning permission for the erection of 96 dwellinghouses, 16 flatted dwellinghouses, the formation of access, open space, SUDS landscaping and related infrastructure on land to the south west of Tappernail Farm, Reddingmuirhead, Falkirk.

The Convener agreed a short adjournment at 2.40 p.m. prior to full consideration of the following item of business. The meeting reconvened at 2.45 p.m. with all Members present as per the sederunt.

With reference to Standing Order 33, Baillie Buchanan referred to an application received from the applicant for admission to the meeting to be heard in relation to this item of business.

The Committee consented to hear the deputation.

Mr Bennie, the applicant's representative, gave details of the applicant's justification for the application.

The Legal Services Manager provided procedural clarification at the request of members.

Mr Bennie, the applicant's representative, thereafter continued his deputation and responded along with Mr Johnstone, on behalf of the applicant, to members' questions.

During the lengthy duration of the reading of the deputation by the applicant's representative, and with the consent of all members, the Convener agreed a short adjournment at 3.25 p.m. to allow members to receive a procedural clarification from the Legal Services Manager. The meeting reconvened at 3.30 p.m. with all Members present as per the sederunt with the exception of Councillor Mahoney.

The Convener agreed a further adjournment at 3.32 p.m. prior to full consideration of the following item of business to allow members to receive and read copies of the deputation document. The meeting reconvened at 4.00 p.m. with all Members present as per the sederunt, with the exception of Baillie Coombes.

The Legal Services Manager provided further procedural clarification.

The Committee thereafter reconvened normal business.

Councillor McLuckie, seconded by Councillor Nicol, moved that, in view of (1) the application site being within a housing site (H69 Hillcrest, Shieldhill) allocated in the Local Development Plan and noting that development of the site would support housing growth in the area, (2) the skyline development issues being mitigated and acceptable; and (3) there being a shortfall in effective housing land supply, that Committee indicate that it is minded to grant planning permission subject to the following:-

- (a) the conclusion of a Planning Obligation (within six months of the date of a minded to grant decision and index linked from that date) within the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 in respect of:-
  - (i) a financial contribution of £375,200 (£3,350 per unit) towards school (primary and secondary) and nursery provision;
  - (ii) a financial contribution of £100,000 towards active and passive open space provision; and
  - (iii) the provision of 28 units (25% of 112 units) affordable housing, social rented accommodation, to be accommodated on site or a financial contribution to be assessed by the District Valuer Service; and
- (b) thereafter, on the conclusion of the foregoing, to remit to the Director of Development Services to grant planning permission subject to conditions as deemed appropriate by the said Director including a condition to the effect that the applicant shall meet the cost of provision of speed actuating signs on either side of the main junction into the development on the B810 and rumble strips on the B810.

By way of an amendment, Councillor Mahoney, seconded by Councillor Oliver, moved that Committee refuse planning permission in accordance with the recommendations within the report.

In terms of Standing Order 22.1, a vote was taken by roll call, there being 7 members present with voting as undernoted:-

For the motion (3) – Baillie Buchanan and Councillors McLuckie and Nicol.

For the amendment (4) – Councillors Garner, Mahoney, Oliver and Turner.

## **Decision**

**The Committee agreed to refuse planning permission for the following reasons:-**

- (1) The proposed development does not accord with Falkirk Local Development Plan housing opportunity H69, as it exceeds the housing capacity of 30 units and represents an overdevelopment of the site. The proposal does not represent a sensitive landscape approach which would achieve substantial greenspace, including extensive tree planting to contain the development, appropriate access provision or habitat enhancement. The proposal does not**

**reflect the rural character of the area and would result in coalescence with the neighbouring villages of Shieldhill and Reddingmuirhead, contrary to the Falkirk Local Development Plan.**

- (2) The siting, density and design of the proposed development would not respect the site's context or create a sense of identity. The layout and design does not accord with the Government's policy document Designing Streets and the landscape and greenspace is substandard and fails to integrate the development with its surroundings (including contributing meaningfully to the green network), contrary to policies GN01 'Falkirk Green Network', GN02 'Landscape', HSG04 'Housing Design', D02 'Sustainable Design Principles', D03 'Urban Design' and INF07 'Walking and Cycling' and supplementary guidance SG02 'Neighbourhood Design' of the Falkirk Local Development Plan.**
- (3) The Council are not satisfied that the submitted Transport Assessment has been appropriately scoped and as such the network impacts properly defined, contrary to policy INF10 'Transport Assessments' of the Falkirk Local Development Plan.**
- (4) The proposed layout and street design is contrary to the Government's policy document Designing Streets and the National Roads Development Guide (SCOTS, 2014).**